

# Chapter 4: Commercial Guidelines

This chapter provides general guidelines for the design of commercial developments in all areas of the City. Retail and commercial businesses include those that serve local needs, such as neighborhood markets and dry cleaners, and those that serve City or regional needs, such as auto dealers and furniture stores. Additionally, any addition, remodeling, relocation, or construction requiring a building permit within any commercial district should adhere to these guidelines.

Common elements found in well-designed commercial projects include:

- Site Planning,
- Landscaping,
- Building Design, and
- Utilitarian Aspects.



# City of Temecula

## City-Wide Design Guidelines

### Site Planning

#### Guidelines:

- a. Buildings that possess unique qualities, such as cultural significance, unusual or identifiable architectural styles, or significance, should be preserved and incorporated into development proposals. (Figure C-3)
- b. Buildings be oriented towards public spaces and should not back onto existing or planned amenities such as parks, open space, water features, etc. (Figures C-1, C-2, C-4)
- c. Projects should create attractive streetscapes and should be designed using high-quality materials. The use of stucco is discouraged unless a light to smooth finish is utilized and the use of stucco is blended with other finish materials, such as stone, brick, wood, and/or iron.
- d. Loading and service areas, trash enclosures and storage areas, mechanical equipment, and utility meters should be located as far as possible from the street and adjacent properties.

#### Lot Layout

#### Intent:

Contemporary buildings and landscaping employing the highest degree of quality provide a direction for new development. When the scale, materials, and architectural character blend with what is already established and is considered of the highest quality, the City is continuously woven together. Buildings should generally be oriented parallel to and close to the street, thus providing interesting architecture and building mass rather than asphalt parking lots to define the street edge.



Figure C-1



Figure C-2

Projects adjacent to parks, plazas or other public amenities should be oriented toward the public space

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- e. Driveway access points and internal circulation should be located as far away as possible from residential properties, schools, parks, and other sensitive uses.
- f. Loading areas and service areas at the rear or side of buildings pulled up to the street should be enclosed. If enclosure is not possible, then these areas shall be screened with decorative walls, trellises and vines, berming with heavy landscaping, dense trees, or a combination of these treatments.



Figure C-3

Buildings with historical significance should be preserved and incorporated into the project

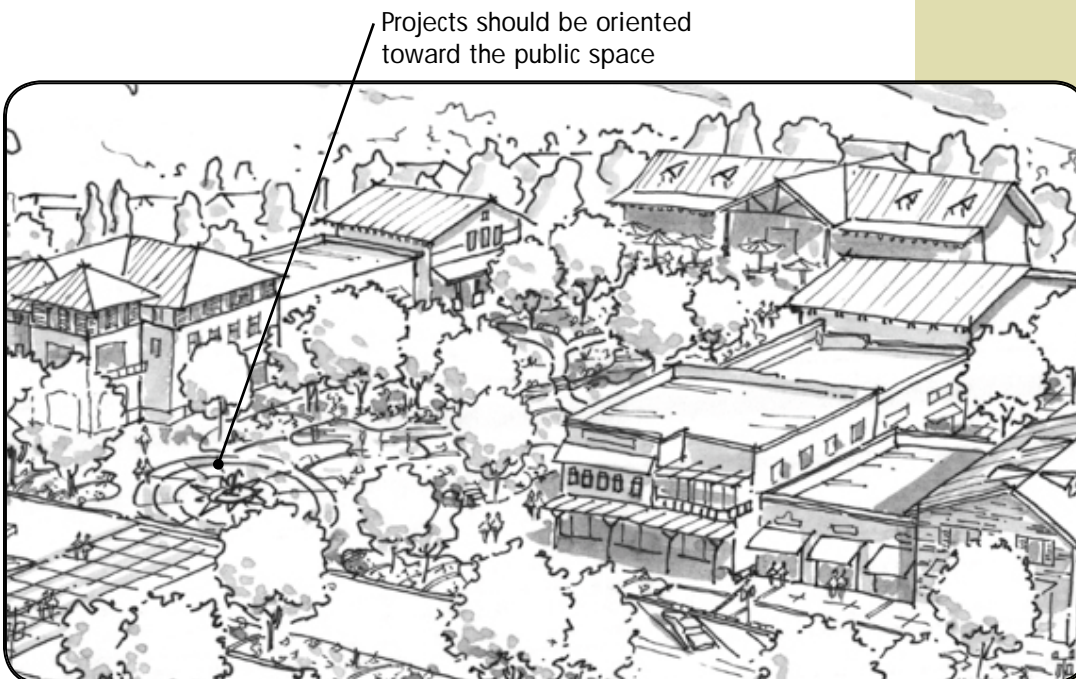


Figure C-4

Projects should be oriented toward the public space



# City of Temecula

## City-Wide Design Guidelines

### Site Planning

- g. Building should be placed at front setback lines to define and enliven the street. Landscaping should be installed between the street and/or edge of the sidewalk and the building to soften the massing and provide a pedestrian scale to walkways. (Figures C-5, C-7, C-8)
- h. A minimum 20-foot setback shall be provided between a commercial use parcel and a single-family residential use parcel. (Figure C-6)

#### Lot Layout continued

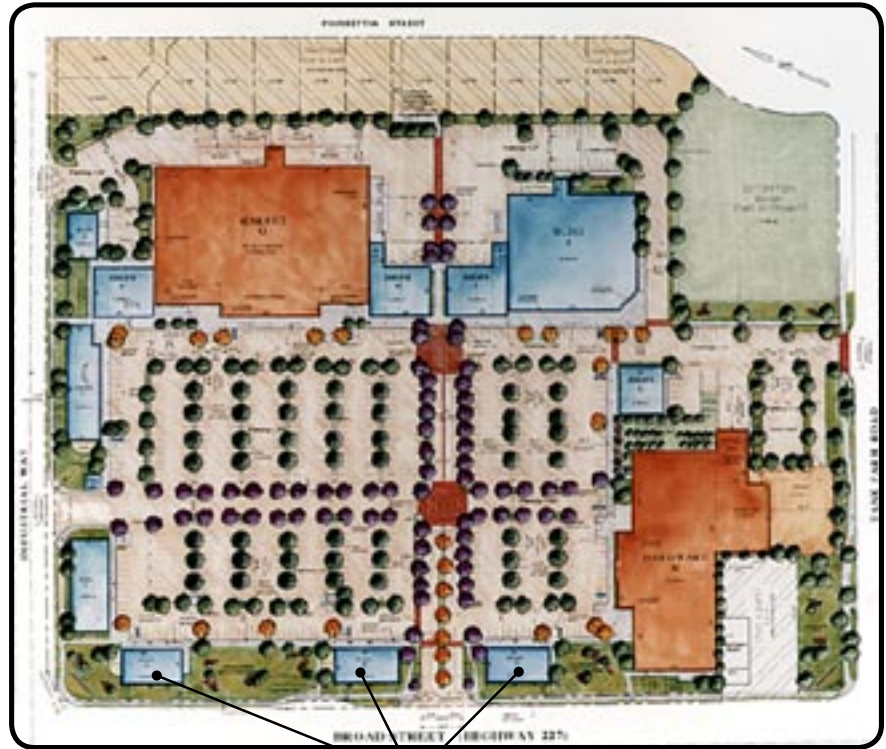


Figure C-5

Pad buildings placed at the street edge create a desirable street scene

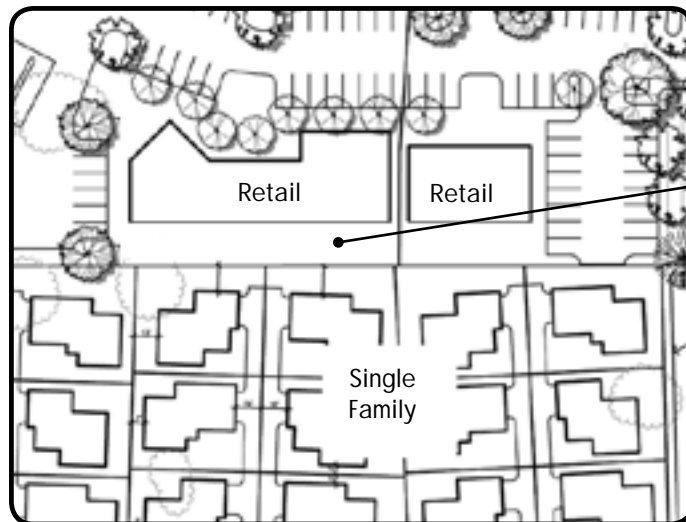


Figure C-6

A minimum 20' setback shall be provided between a single-family residential lot and non-residential parcels



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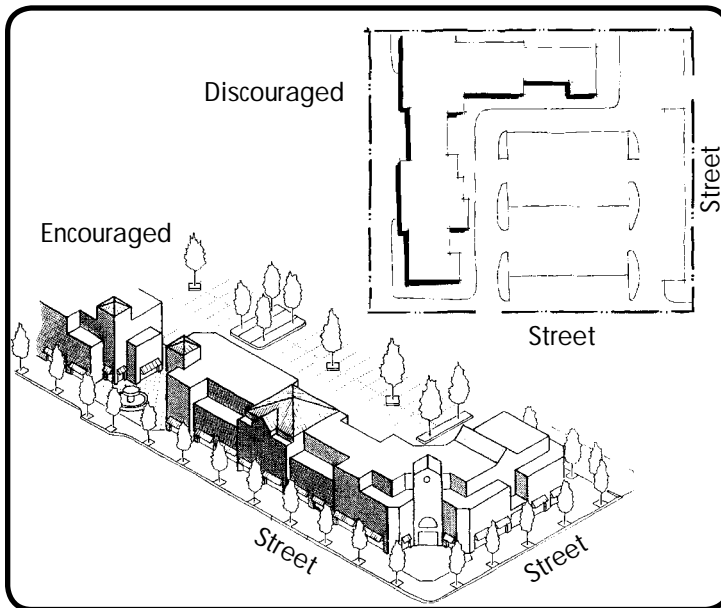


Figure C-7

Dated "L" shaped suburban shopping centers should be avoided in favor of clusters of smaller buildings with pad buildings at the street

- i. There should be no blank walls on any side of any building within a project. Loading and service areas should never face the street, but site constraints may permit these areas to be located along a street if properly screened.
- j. Dated "L" shaped suburban shopping centers should be avoided. Clusters of smaller buildings with pad buildings at the street edge are strongly encouraged. (Figure C-7)

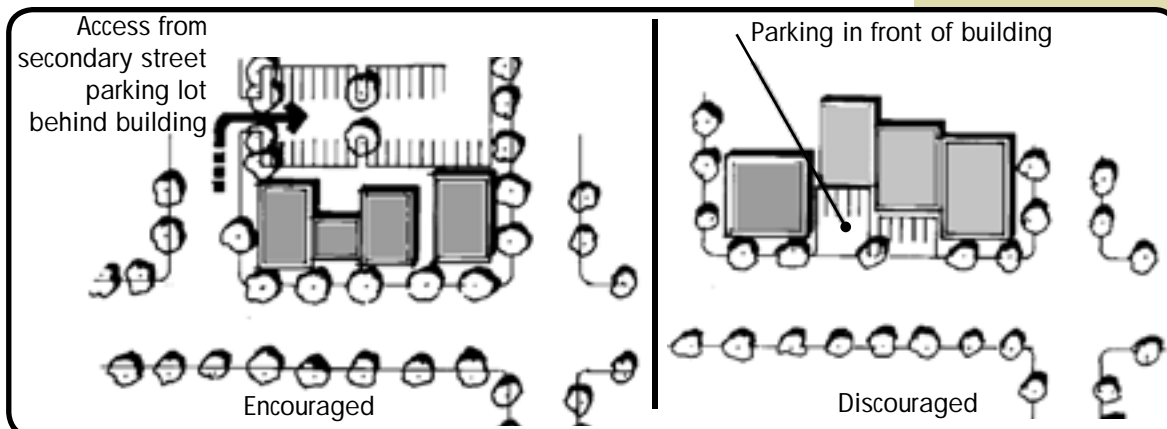


Figure C-8

Examples of commercial site plan layouts

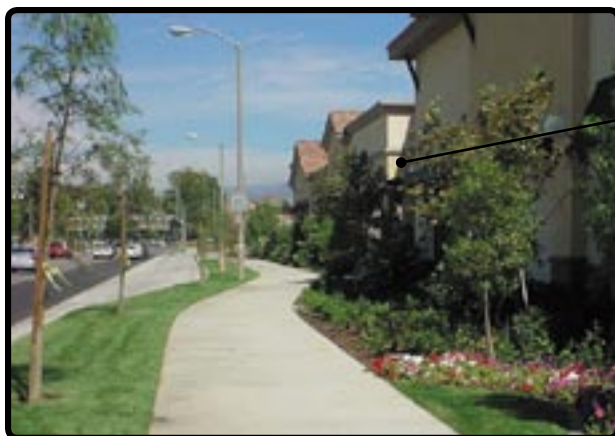


Figure C-9

Buildings should be placed at street frontage



# City of Temecula

## City-Wide Design Guidelines

### Site Planning

#### Guidelines:

- a. A combination of the following accent features shall be incorporated into the project entry: standard ornamental landscaping, landscaped medians, water features, architectural monuments, decorative walls, and/or enhanced paving. (Figures C-10, C-11, C-12, C-13)

#### Project Entry and Character

##### Intent:

Site amenities, entries, and features should be coordinated to complement one another and create a unified project appearance.



Figure C-10

Gateways create a sense of entry that is easily identifiable



Figure C-11

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- b. Project entry features shall reflect the overall architectural identity or character of the development. (Figures C-10, C-13)
- c. Project icons, thematic arches, special paving treatment, water fountains, and mature, full-sized landscaping should be used to unify a project. (Figures C-10, C-11)



Figure C-12

Water features enhance project entries and help to establish the character of the development



Figure C-13

This pedestrian-scaled gateway helps to establish a focal point for this smaller commercial plaza



# City of Temecula

## City-Wide Design Guidelines

### Site Planning

#### Guidelines:

- a. Excessive cut and fill shall be avoided by following natural contours when possible.
- b. Slopes shall be rounded and contoured to blend with the existing terrain and to minimize grade differentials with adjacent streets and properties. (Figures C-14, C-15)
- c. Grading shall retain as much natural vegetation as possible.
- d. Grading should generally follow the natural contours of the land. Terraced parking lots, stepped building pads, and larger setbacks should be used to preserve the general shape of natural land forms. (Figures C-14, C-15, C-18)
- e. All cuts and fills shall be at a 2:1 slope or less. (Figure C-14)
- f. Project plans shall address the disposal of excess soil material as necessary.

#### Grading and Drainage

#### Intent:

Grading and drainage shall be coordinated in the initial design phase of the project to ensure the most natural and least evasive approach and that National Pollution Discharge Elimination System (NPDES) requirements are met.

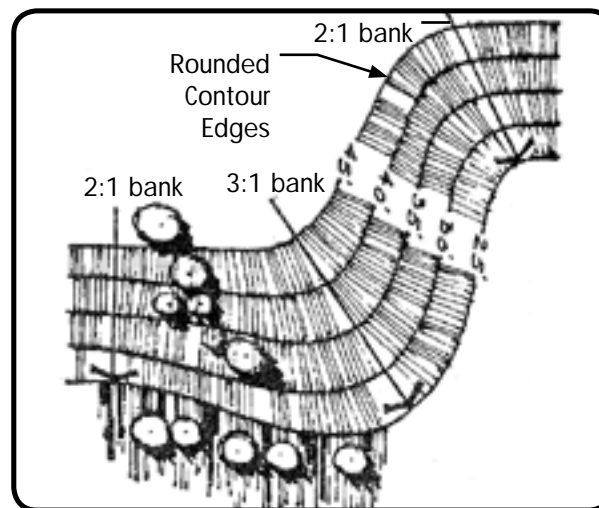


Figure C-14

Encouraged - Variety in slope bank gradients creates a more natural appearance

Contours shall be rounded to blend with the existing terrain and simulate a natural grade

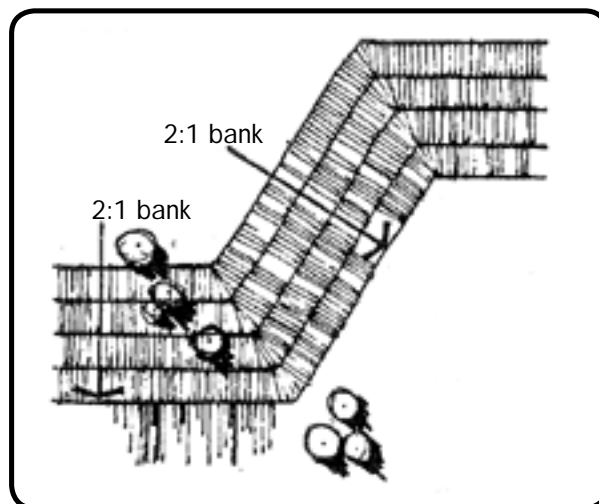


Figure C-15

Discouraged - Engineered slope banks look forced and unnatural



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Figure C-16

Curb cuts for parking lot runoff to enter swales



Figure C-17

Stormwater detention ponds shall be designed as a landscape feature



Figure C-18

Stepped building pads are encouraged on sloped sites

- g. Project design shall provide for controlled drainage of stormwater away from buildings.
- h. Detention basins should not be located within the front setback unless designed as an attractive landscape element. Stormwater retention ponds shall be designed as landscape features rather than as large, unadorned depressions in the site. (Figures C-16, C-17)
- i. Permanent stormwater drainage facilities shall be used to transmit stormwater whenever possible. (Figure C-16)
- j. The use of bioswales is encouraged when this option is feasible for meeting NPDES goals and objectives.



# City of Temecula

## City-Wide Design Guidelines

### Site Planning

#### Guidelines:

- a. Commercial developments with multiple tenants shall provide common outdoor plaza areas. (Figures C-19, C-20, C-22)
- b. Employee break areas and outdoor use areas shall be sheltered as much as possible from the noise and traffic of adjacent streets and other incompatible uses. (Figure C-22)
- c. Outdoor furniture and fixtures should be compatible with the project architecture and should be carefully considered as integral elements of the project. (Figure C-20)
- d. Outdoor furniture should be included in and shown on all site and landscaping plans.

#### Plaza Spaces

#### Intent:

Plazas and outdoor use areas should be designed and integrated into the project. These areas should provide shade trees or shade structures and pedestrian amenities such as benches, fountains, landscaping, and public art.



Figure C-19

Benches or seating, trash containers, and landscaping or shade devices should be included in plaza spaces

Common plaza spaces should be provided in developments with more than one tenant



Figure C-20

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Figure C-21

If not properly screened, vending machines can be unsightly and are discouraged



Figure C-22

Outdoor furniture should be compatible with the project architecture



Figure C-23

Newspaper racks should be consolidated



Figure C-24

- e. Newspaper racks, bus stops, and phone booths should be compatible with the design, including colors, of the main structure.
- f. Newspaper racks should be consolidated into a single unit to reduce visual clutter. (Figures C-23, C-24)
- g. Exterior vending machines are discouraged. (Figure C-21)
- h. The areas between buildings should be definable and purposely designed shapes, not simply left over spaces between buildings. (Figure C-20)





# City of Temecula

## City-Wide Design Guidelines

### Site Planning

#### Guidelines:

- Driveway entries shall align with existing or planned median openings and adjacent driveways.
- Site plans should avoid or eliminate unnecessary driveway entrances. Reciprocal access drives are strongly encouraged to link adjacent properties. (Figure C-30)
- A main drive aisle serving a parking area should be a maximum of 40 feet in width. (Figure C-31)
- Curb cuts on corner lots shall not be located closer than 150 feet from a curb return. Where parcel size precludes this distance, the curb cut shall be located as far from the curb return as possible. The larger the right-of-way of the street, the greater the distance should be from the curb cut to the curb return. A curb return is defined as the point where the radius of a curve or intersection ends. (Figure C-25)
- Colored, textured, and permeable paving treatments at entry drives is encouraged. (Figure C-26)

#### Access and Circulation

#### Intent:

Parking lots should be designed to allow for customers and deliveries to easily reach the site, circulate through the parking lot, and exit the site. Clear, easily understandable circulation should be designed into the project to allow drivers and pedestrians to move through the site without confusion.

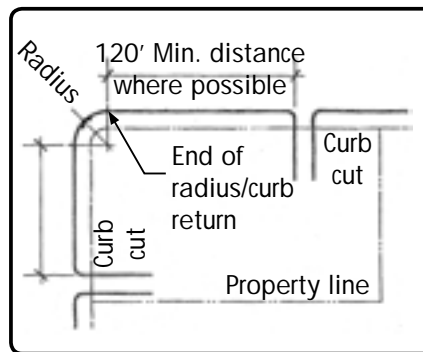


Figure C-25

Example of appropriate curb cut location



Figure C-26

Flowering vegetation on a roundabout and special paving treatment distinguish this project entry

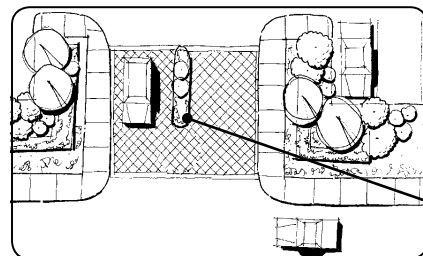


Figure C-27

A landscaped center median creates a entry focal point



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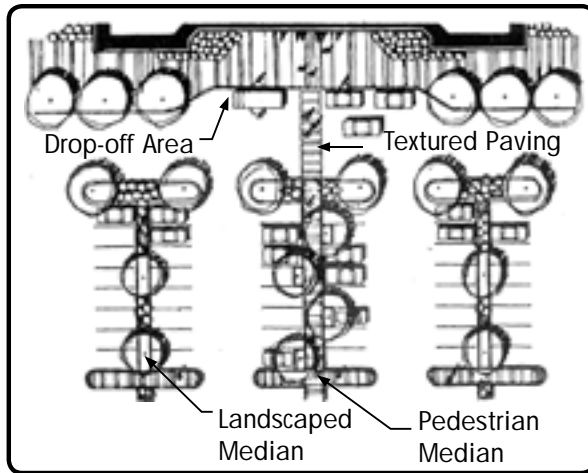


Figure C-28

In large parking areas, pedestrian walkways, landscaped medians, and drop-off areas shall be provided



Figure C-29

Parking spaces shall not be located along the main drive aisle

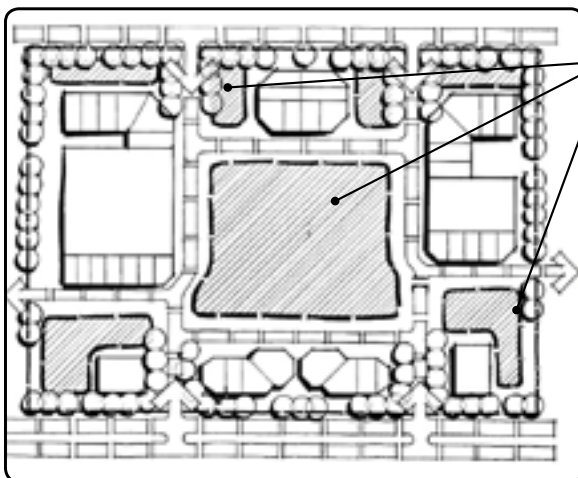


Figure C-30

A series of smaller parking areas is preferred to one large parking lot

Reciprocal access shall be provided to adjacent properties

f. Divide large parking lots (over 200 parking spaces) into a series of connected smaller lots using raised landscaping strips, pedestrian paths accented with special paving, and access drives. (Figure C-30)

g. Parking lots with more than 100 stalls shall incorporate the following entry elements: (Figure C-27)

- A minimum 7-foot wide center landscaped median from the public street to the first bisecting parking aisle.
- A minimum 4-foot wide sidewalk on at least one side of the drive aisle to connect the street to the front cross aisle.
- Two 10-foot landscaped parkways flanking both sides of the entry drive.

h. In parking lots with more than 100 stalls, spaces shall not be located along the main drive aisle. This configuration will eliminate problems caused by vehicles backing into the primary circulation path. This guideline shall also apply to any project within 500 feet of an intersection having a Level of Service of "D" or worse. (Figure C-29)



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## City-Wide Design Guidelines

### Site Planning

- i. A minimum 40-foot stacking distance shall be provided between the edge of the travel lane and the first parking space. Additional stacking distance shall be required when the driveway is used for access to drive-through lanes or loading dock areas used by large vehicles. (Figure C-31)
- j. Developments should provide easily identifiable pedestrian access to building entrances and key areas within the site from the street, sidewalk, parking areas, and bus stops. (Figures C-33, C-35)
- k. Pedestrian walkways should be safe, visually attractive, and well defined by landscaping and lighting. (Figures C-32, C-33)
- l. In parking areas with six or more banks of parking stalls, pedestrian paths shall be provided within landscape islands to connect parking areas and building entries. Trellises and other pedestrian-scale amenities are encouraged in and along pedestrian paths. (Figure C-28)

#### Access and Circulation continued

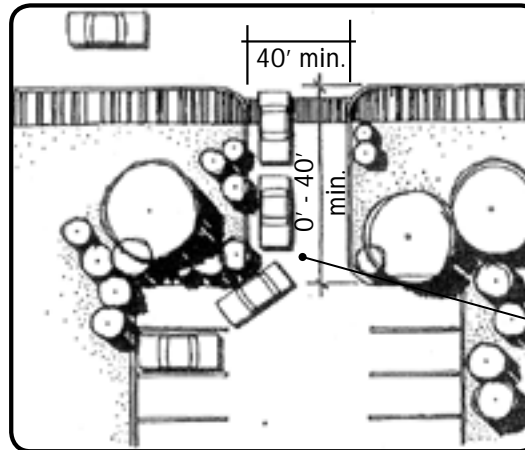


Figure C-31

A minimum 40' stacking distance shall be provided between the edge of the travel lane and the first parking stall



Figure C-32

The area between these buildings is landscaped and well-lit, and awnings give the space a human scale

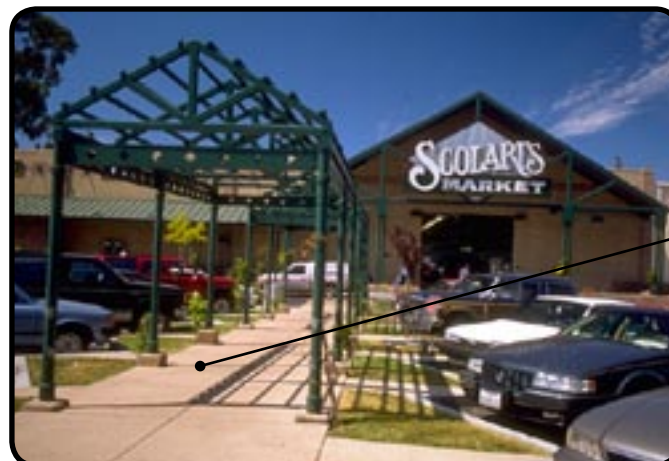


Figure C-33

A landscaped pathway provides safe access to the entrance of the building from the parking area

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Figure C-34



Figure C-35



Figure C-36

- m. Pedestrian drop-off areas shall be a minimum of 9 feet wide and located outside vehicle circulation aisles and pedestrian pathways. (Figure C-28)
- n. Textured paving should be provided at crosswalks within the project as opposed to a painted stripe designation provided it does not conflict with ADA access requirements. (Figures C-34, C-36)
- o. Sidewalks at building entries should be a minimum of 11 feet wide where adjacent to head-in parking to allow for car bumper overhang and 9 feet wide where adjacent to a landscaping buffer or drive aisle. (Figure C-36)
- p. The area between buildings should be designed with the pedestrian in mind. Landscaping and pedestrian scaled elements such as awnings or trellises should be integrated into the elevation and the passageway should be safely lit. (Figure C-32)





# City of Temecula

## City-Wide Design Guidelines

### Site Planning

#### Guidelines:

- a. No loading facility, including incidental parking and maneuvering areas, shall extend into any required minimum yard setback.
- b. Loading facilities should be located as far as possible from the street and adjacent properties and should not be located in areas visible from any adjacent public or private street, unless screened appropriately. (Figures C-39, C-40)
- c. Loading facilities should be designed as an integral part of the building served and shall be in the most inconspicuous location. (Figures C-37, C-38)
- d. Service and loading areas should be located and designed for easy access by service vehicles, for convenient access by each tenant, and to minimize circulation conflicts with other site uses.
- e. Public circulation should not route through loading or service areas.

#### Loading and Service Areas

##### Intent:

Truck loading and material handling should be accommodated on-site in designated areas. Service and loading areas should be designed to minimize the noise, odor, and visual problems caused to adjacent buildings, properties, and streets.



Figure C-37

Loading areas should be integrated with the building design



Figure C-38



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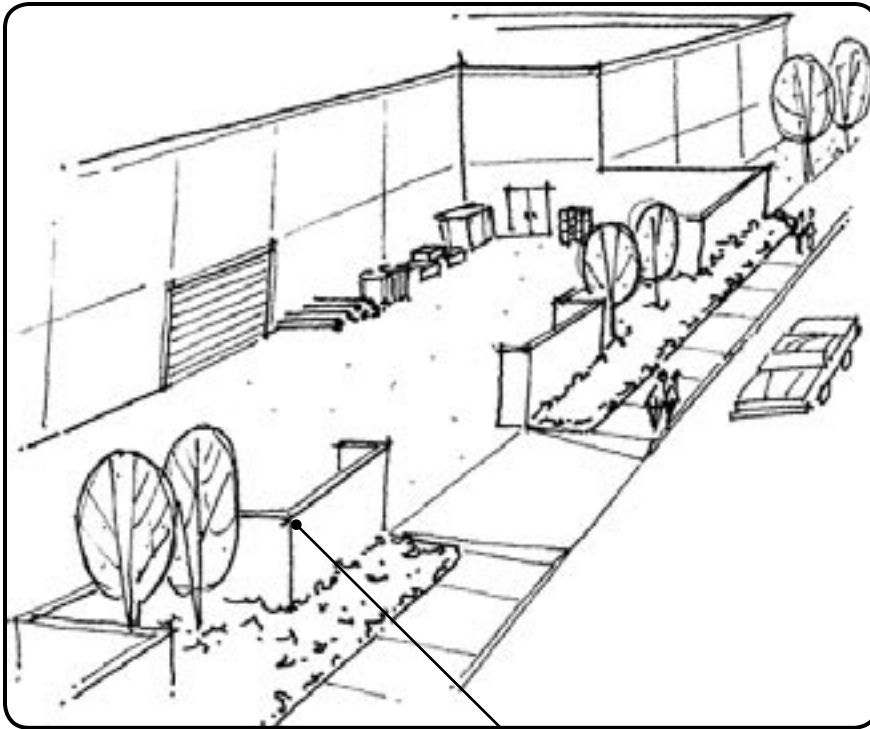


Figure C-39

A screen wall enhances this loading area

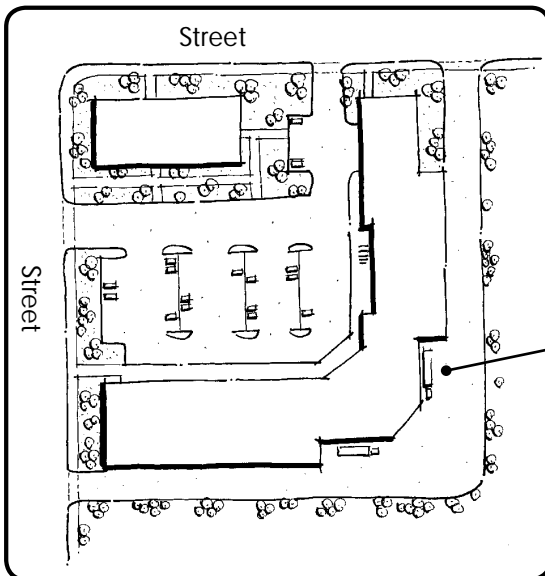


Figure C-40

Loading and service areas should be located away from the street edge

- f. Loading docks should be located as far away as possible from residential structures or private rear yards.
- g. A loading space should be provided for each restaurant site.
- h. Paved areas behind commercial buildings should be minimized to discourage accumulation of trash and stored goods. No area behind commercial buildings should be paved unless it is required for circulation, loading or service activities, or parking.
- i. If visible from public view, roll-up doors are generally discouraged; however, where such doors occur the doors should be recessed a minimum of 12 inches into the building to provide a shadow line.
- j. Service and roll-up doors should be painted to match the building or trim.



# City of Temecula

## City-Wide Design Guidelines

### Site Planning

#### Guidelines:

- Parking areas shall provide bicycle and motorcycle parking.
- Dead end drive aisles shall be minimized.
- Parking lots adjacent to and visible from public streets shall be adequately screened from vehicle view through one or more of the following: (Figures C-42, C-45, C-46, C-47)
  - rolling earth berms (2:1 slope)
  - low screen walls
  - landscaping, or
  - changes in elevation.
- Screening shall be a minimum of 3 feet in height at the time of installation, measured from the interior of the parking lot. (Figure C-42)
- Parking areas and cars should not be the dominant visual element of the site or streetscape.
- Large projects (over 200 parking spaces) should break up parking areas into a series of smaller parking areas interrupted by landscaping. (Figure C-44)
- Large expanses of paved areas and long rows of parking spaces should be avoided.

#### Parking Areas

#### Intent:

Parking areas and circulation systems should be convenient and easily maneuverable by motorists and pedestrians. Parking areas should be landscaped to minimize summer glare and heat buildup and to reduce the negative visual impact associated with large areas of paving.



Figure C-41

Pedestrian walks  
in parking areas

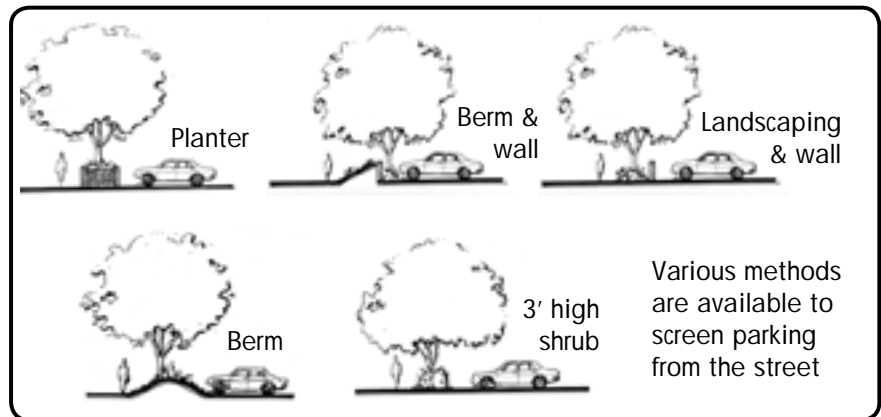


Figure C-42

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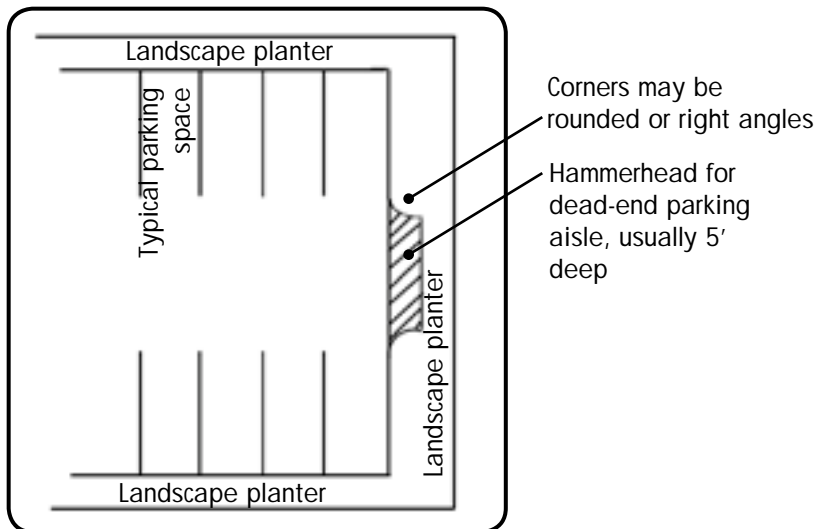


Figure C-43

- h. Parking lots on corner sites should not be located near the intersection. Buildings should be placed close to, and oriented toward, the street. (Figures C-44, C-41)
- i. Parking at the end of dead-end drive aisles should provide a recessed area, or "hammerhead", extending five feet into the landscaping area and as wide as the drive aisle to permit vehicles to back out of the parking space and make a three-point turn. (Figure C-43)

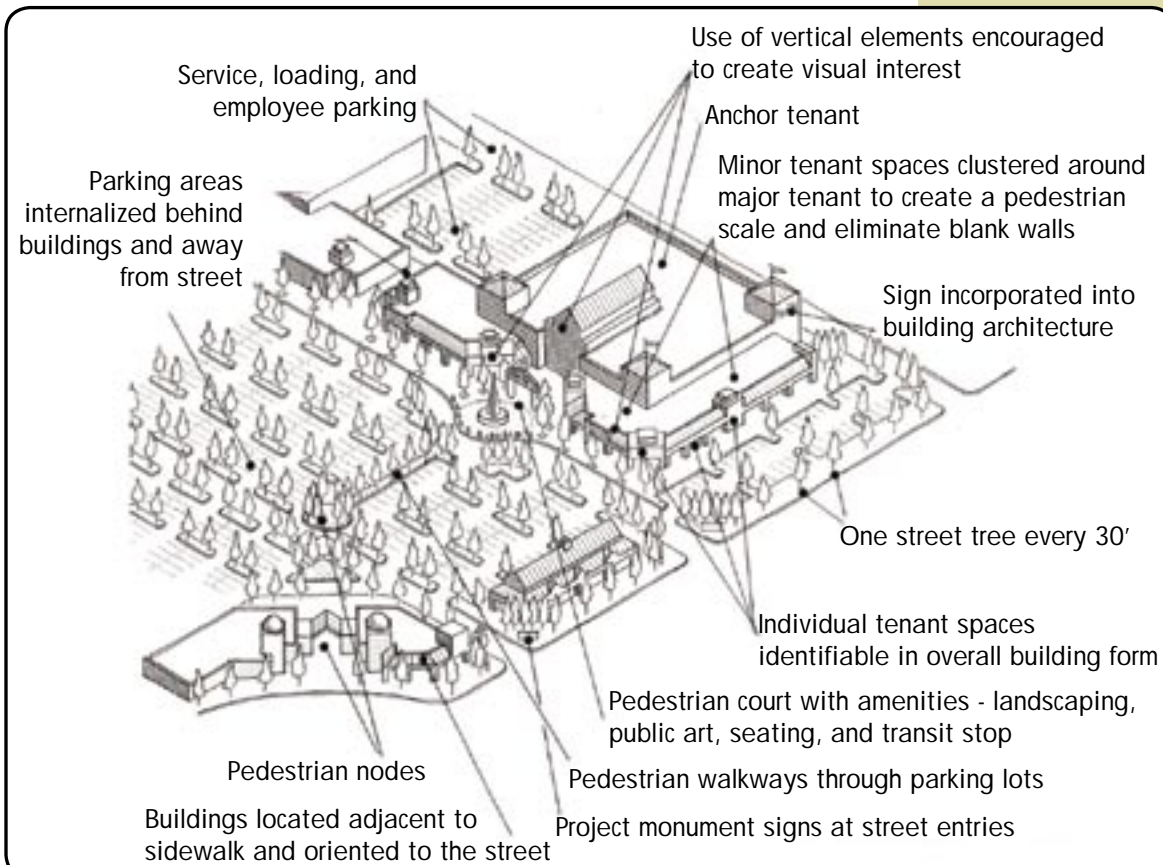


Figure C-44



# City of Temecula

## City-Wide Design Guidelines

### Site Planning

- j. Trees shall be located throughout parking areas per the Municipal Code. (Figure C-50)
- k. Landscaping within parking areas should be protected from encroaching vehicles by concrete curbing or raised planting areas. (Figure C-50)
- l. A minimum of a 7-foot wide landscape planting area shall be provided at the end of each parking aisle. (Figure C-48)
- m. Paving materials should be varied in texture and color where pedestrian and vehicular areas overlap. The use of stamped concrete, stone, brick, or granite pavers, exposed aggregate, or colored concrete is encouraged in parking lots to promote pedestrian safety and to minimize the negative impact of large expanses of asphalt pavement.

#### Parking Areas continued



Figure C-45

A berm and landscaping screens this parking area from the public right-of-way



Figure C-46

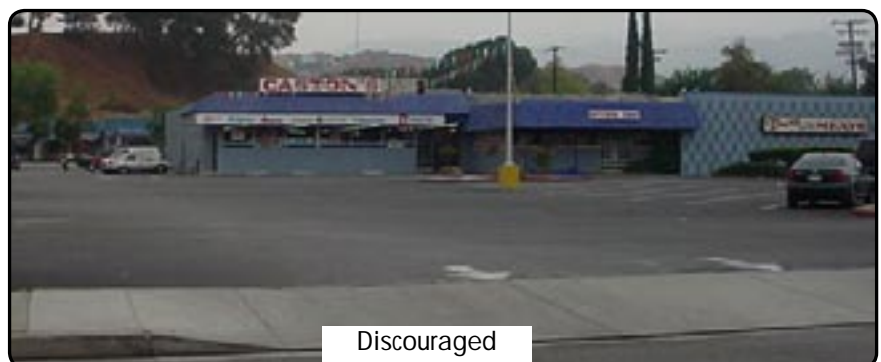


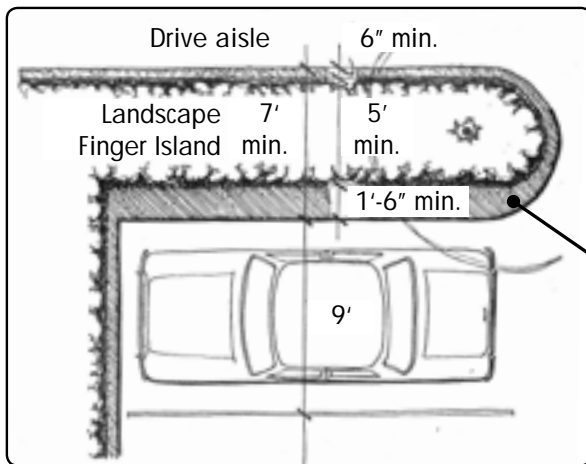
Figure C-47

Parking lot has too much paving and no landscaping



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Landscaping finger islands should be provided 1 per 10 spaces and should be designed as illustrated

Figure C-48



Landscaping at parking lot entrances

Figure C-49



Trees planted within this parking lot create an attractive parking environment

Figure C-50

- n. One landscaped finger island shall be provided per every 10 spaces. Landscape islands shall be a minimum of 5 feet (inside dimension) in width to allow for tree growth and to avoid tree trunks from being hit. (Figure C-48)
- o. Raised planting areas, with a minimum interior dimension of 5 feet, should be used to separate double-loaded parking areas.
- p. Enhanced landscaping, specimen trees, color annuals, and decorative monuments should be utilized at parking lot entrances. (Figure C-49)
- q. Vehicular line of sight shall be maintained in all areas throughout the parking lot.
- r. Canopy trees should be used in parking areas to reduce the impact of large expanses of paving and to provide shade, as well as to reduce glare and heat build up. These trees should have a 30-foot to 40-foot canopy potential and be sized at 24-inch box or larger at the time of installation. (Figure C-50)



# City of Temecula

## City-Wide Design Guidelines

### Landscaping

#### Guidelines:

- a. Specimen trees should be strategically planted to assist new development in looking “established” as quickly as possible.
- b. A combination of trees, shrubs, and ground cover shall be incorporated into landscaping plans. Minimum sizes are as follows: (Figures C-53, C-54)
  - trees: 24-inch box (15-gallon size acceptable for slopes);
  - shrubs: 5-gallon; and
  - shrubs: 1-gallon (planted densely to achieve 100 percent coverage in one year).
- c. Landscaping should be used to:
  - define areas such as building entrances, key activity hubs, focal points, and the street edge;
  - provide screening for unattractive/unsightly service areas;
  - serve as buffers between neighboring uses; and
  - screen drive-through lanes.

#### Planting Areas

#### Intent:

Landscaping should be used to frame and soften structures, define site functions, enhance the quality of the environment, and screen undesirable views. In addition to these guidelines, landscape plans should consider the City’s Xeriscape Ordinance. Safety, environmental impacts, and accent elements should all be considered when selecting and locating trees and other landscaping elements.



Vines can create visual interest to otherwise large blank wall surfaces

Figure C-51



Landscaping should be provided at the base of the building where there is not an entrance

Figure C-52

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Figure C-53

A combination of trees, shrubs, and ground cover should be used to landscape the project



Figure C-54

A landscaped parkway should be provided along the street edge to provide a buffer between the street and the sidewalk

- d. Where there is no plaza, pedestrian space, or an entrance, a landscape strip (minimum width of 6 feet) shall be provided between a building and parking/paved areas visible from public view. (Figure C-52)
- e. Trees and shrubs should be located and spaced to allow for mature and long-term growth. Trees and shrub types should be selected to minimize root problems. (Figure C-54)
- f. A minimum 5-foot wide planted parkway should be provided on arterial corridors between the street and sidewalk. Parkway shall be planted with shade trees to provide a more pleasant pedestrian environment and to contribute to streetscape continuity. (Figure C-54)
- g. Flowering and fruit-bearing trees should be avoided in pedestrian parkways and ADA path of travel areas to maintain clear passageways. (Figure C-54)





# City of Temecula

## City-Wide Design Guidelines

### Landscaping

- h. Walkways should be provided along paths of likely travel through landscaped areas to protect landscaping from foot traffic. (Figure C-51)
- i. Trees and large shrubs shall be placed as follows:
  - a minimum of 5 feet between the center of trees or large shrubs and the edge of the driveway, water meter or gas meter, or sewer laterals;
  - a minimum of 10 feet between the center of trees or large shrubs and utility poles;
  - a minimum of 10 feet between the center of trees or large shrubs and the point of intersection of the edge of driveways and streets or walkways; and (Figure C-55)
  - a minimum of 8 feet between the center of trees or large shrubs and fire hydrants and fire department sprinkler and standpipe connections.

### Planting Areas continued



Figure C-55

Provide a minimum of 10 feet between the center of trees or large shrubs and the point of intersection with walkways



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Figure C-56

Flowering plants should be used as accents to provide color

- j. Evergreen trees should be planted no further than 30 feet on center, depending on species, to provide a visual barrier between commercial and residential uses by screening parking lots and large commercial building walls. The trees should not be a replacement for enhanced architecture.
- k. Deciduous trees should be used to provide solar control during summer and winter, provide fall color, seasonal flower, and other desired effects.
- l. Flowering trees and shrubs should be used to provide color and to accent entrances. Avoid using near ADA path of travel. (Figure C-56)
- m. Murals, trellises, vines, and/or espaliers should be placed on large expanses of walls at the rear or sides of buildings to break up building mass and to create visual interest.



# City of Temecula

## City-Wide Design Guidelines

### Landscaping

#### Guidelines:

- a. Use of native and low water plants, in conjunction with an efficient water system, such as drip irrigation, is strongly recommended. (Figure C-57)
- b. Drought tolerant landscaping should be incorporated wherever possible. (Figures C-57, C-58)
- c. Landscaping planted directly below the eaves or at a rain gutter outlet shall be sturdy and have a subsurface matrix of roots to tolerate heavy sheet flow and periodic saturation.
- d. Plants shall be grouped in high and low maintenance zones and coordinated with irrigation plans to minimize the use of water and the placement of irrigation tubing. (Figure C-57)
- e. Irrigation systems should be designed to apply water slowly to allow plants to be deep watered and to reduce runoff. Drip systems should be used in all areas except turf irrigation and small ornamental planting.

#### Irrigation and Water Conservation

#### Intent:

Water conservation techniques shall be incorporated into all landscape plans. Examples of these techniques include drought tolerant plant materials, automatic controller, drip irrigation, or matched precipitation rate sprinkler heads.

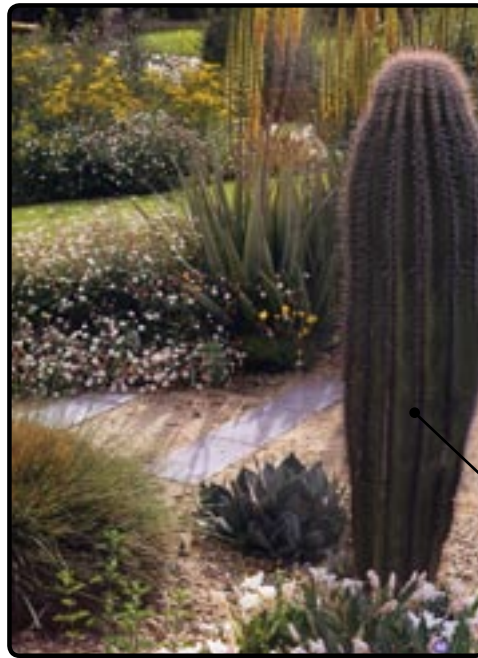


Figure C-57

Although drought tolerant planting is encouraged, cactus and palm trees should be used only as accents



Figure C-58

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Figure C-59

A combination of inorganic ground cover and landscaping should only occur in a maximum of 15% of the total landscaped area

- f. All landscaped areas shall have automatic irrigation systems installed to ensure plant material survives.
- g. Irrigation systems shall be designed to prevent overspray onto walkways, parking areas, buildings, and fences.
- h. Inorganic ground cover (gravel, bark, or crushed rock) should only be used as an accent material and is otherwise strongly encouraged. No more than 15 percent of the total landscape area should consist of such materials, and, if used, the materials should be used in combination with live plants. (Figure C-59)
- i. Ground cover should be used to provide the finishing treatment to landscape areas. Mulch and bark cover should not be used as an alternative to ground cover. (Figure C-59)





# City of Temecula

## City-Wide Design Guidelines

### Building Design

#### Guidelines:

- a. Project designs should provide authentic representations of architectural styles and details versus contemporary, “no style” interpretations. (Figures C-62, C-63)
- b. The use of corporate “chain” architecture is strongly discouraged. Corporate tenants shall design buildings to fit the scale and character of the community. (Figure C-61)
- c. Buildings within commercial centers or campus-style industrial parks should be designed to complement one another. This coordination may include the common use of roofing material, roof pitch, exterior finish material, and consistent color palettes. (Figure C-60)

#### Design Theme

#### Intent:

The architectural design of a building should positively respond to Temecula’s general background as an historic agricultural community and to the immediately surrounding area. In addition, special care should be taken to achieve compatibility of larger buildings next to small scale buildings. Projects should possess a distinguishable identity and identifiable design theme.



This commercial complex has been designed as a unified center with similar and complementary details and materials, and building forms used on all of the buildings

Figure C-60



Figure C-61

Corporate tenants shall design buildings to conform with the desired architectural character of Temecula

## Chapter 4

### Commercial Guidelines

- d. A commercial complex should have a consistent architectural style with individual buildings designed with complementary forms and materials. (Figure C-60)
- e. Each building should represent a single architectural style. For example, details used to express an authentic “Spanish” style building, such as stucco walls and mission tile roofs, should not be used on an otherwise contemporary or modern style building. (Figure C-62)
- f. All sides of commercial buildings in highly visible locations, such as at project entries, should receive equal design consideration and treatment (360-degree architecture).



Figure C-62

Example of authentic mission style



Figure C-63

Example of a mismatch of architectural styles



# City of Temecula

## City-Wide Design Guidelines

### Building Design

#### Guidelines:

- a. To divide the building mass into smaller scale components, buildings over 50 feet long shall reduce the perceived height and bulk by one or more of the following: (Figures C-64, C-65, C-66)
  - a change of roof or wall plane;
  - projecting or recessed elements;
  - varying cornice or rooflines; or
  - other similar means.
- b. Wall planes visible from public streets shall not run in one continuous direction for more than 50 feet without projecting or recessing the wall 5 feet for every 25 feet of building height. (Figure C-66)
- c. The height of new development should “transition” from the height of new development to the maximum height of the proposed structure.
- d. New buildings should be no more than one story higher than the neighboring building.

#### Building Form

#### Intent:

Variation in building forms shall occur with changes in wall planes and roof planes in order to create distinctive massing within the building. (Figure C-68)



Figure C-64

Multiple and unique building and roof forms divide the building mass and enhance the buildings elevations



Figure C-65



# Chapter 4

## Commercial Guidelines



Figure C-66

Changes in the roof and wall planes of large buildings create the appearance of several smaller buildings



Figure C-67

Pilasters and recessed areas (blind arcade) create some visual interest on an otherwise blank wall surface

- e. Vertical elements such as pilasters should be used on large monolithic structures to break up the boxlike appearance and to give the appearance of several smaller buildings. (Figure C-66)
- f. Surface detailing, such as score lines, should not serve as a substitute for distinctive massing.
- g. Where feasible, minimize the visual impact of large monolithic structures by creating a cluster of smaller buildings or the appearance of a series of smaller attached buildings. (Figure C-66)
- h. Blind arcades that face roads or views from public places should incorporate additional architectural treatments, such as windows with spandrel glass that give the appearance of windows facing the street. (Figure C-67)

### Desirable Building Elements

Significant wall articulation (insets, pop-outs, wing walls)

Multi-planed pitched roofs

Full roof treatments

Roof overhangs, arcades

Articulated mass and bulk

High quality wall materials

Courtyards and plazas

Tower elements

### Undesirable Building Elements

Large blank, flat wall silhouettes

Flat roofs without decorative cornice or parapet

Unpainted concrete or cinder block walls

Highly reflective surfaces

Square "box-like" buildings

Mixing of unrelated exterior materials (i.e. rustic wood shingles with modernistic chrome detailing)

Exposed pipe columns

Figure C-68



# City of Temecula

## City-Wide Design Guidelines

### Building Design

#### Guidelines:

- a. Buildings with flat or low-pitched roofs shall incorporate parapets or architectural elements to break up long horizontal rooflines.
- b. Rooflines shall be broken at intervals no greater than 50 feet long by changes in height or stepbacks. (Figure C-72)
- c. Variation in roof form is encouraged to create interest, lessen the mass of the building, and add visual appeal. (Figure C-72)

#### Roof Forms

#### Intent:

Roof forms should be used to distinguish various building forms and to help to break up the massing of the building.



Figure C-69

Full roofs should be used whenever possible

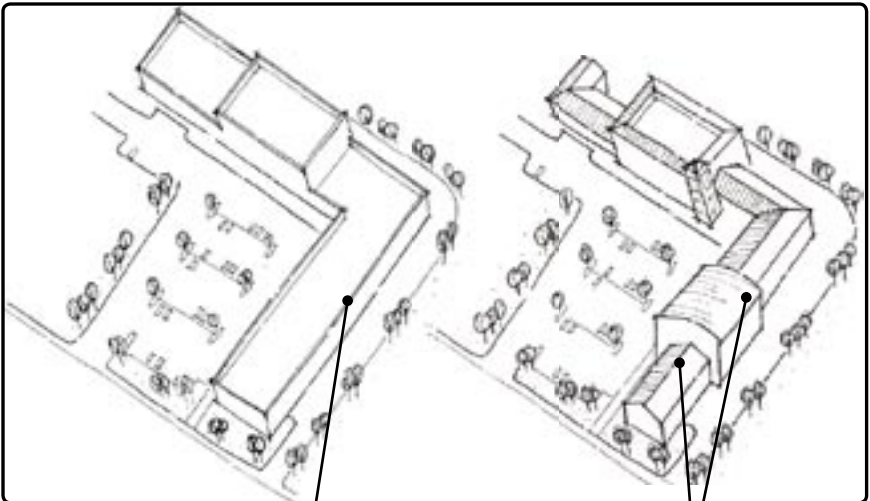


Figure C-70

Buildings should avoid long, continuous walls, and box-like design

Break up long expanses with variety in building height, volume, and roof type

# Chapter 4

## Commercial Guidelines

- d. Deep roof overhangs are encouraged to create shadow and add depth to facades. (Figures C-71, C-72)
- e. Roof elements should continue all the way around the building and not just be used in the most visible locations. Roof elements should be combined with wall elements to unify all sides of the building. (Figures C-69, C-70)



Figure C-71

Variation in roof form is encouraged to create interest, lessen the mass of the building, and add visual appeal

Deep roof overhangs are encouraged when appropriate to the architectural style of the building



Figure C-72

Multiple roof forms and changes in the wall planes reduces the overall scale of the building





# City of Temecula

## City-Wide Design Guidelines

### Building Design

#### Guidelines:

- If the interior side of a parapet is visible from pedestrian view, it shall be finished with the same materials and a similar level of detail as the front façade.
- Parapets should include one or more of the following detail treatments: pre-cast elements, continuous banding or projecting cornices, dentils, caps, variety in pitch (sculpted), other horizontal decoration, and/or clean edges with no unfinished flashing. (Figures C-73, C-75, C-76)
- Parapets should not appear "tacked on" and should convey a sense of permanence. (Figures C-73, C-76)

#### Parapet Roofs

##### Intent:

Parapets should be finished with cornices, caps, or similar detail to provide a finished look to the roof plane.



Parapet has a finished edge

Figure C-73

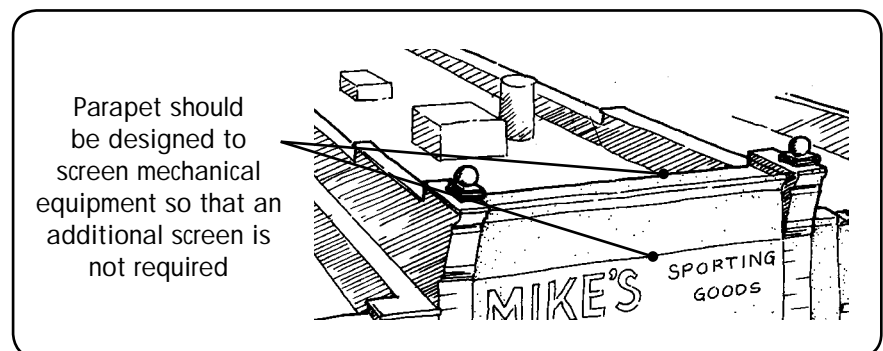


Figure C-74

## Chapter 4

### Commercial Guidelines

- d. Rooflines shall be designed to screen roof mounted mechanical equipment. All screening shall be constructed consistent with the materials of the building and shall be designed as a continuous component installed the length of the elevation. (Figure C-74)
- e. Roof-mounted equipment that may be visible from a higher vantage point should be architecturally screened from view from the higher viewpoint.



Figure C-75

Parapets should be designed with a cap, cornice or similar detail to provide a finished edge



Figure C-76



# City of Temecula

## City-Wide Design Guidelines

### Building Design

#### Guidelines:

- a. At least 60 percent of the ground level street-fronting façade shall be transparent (windows and doors).
- b. On small scale commercial buildings, large expanses of glass should be broken into smaller window panes.
- c. Windows and doors should be proportionate to the building elevation.
- d. Doors and windows should be enhanced by the use of accent trim. (Figure C-77)
- e. Window type, material, shape, and proportion should complement the architectural style of the building.
- f. Where appropriate to the architectural style, windows shall be inset from building walls to create shade and shadow detail. The minimum inset shall be three inches. (Figure C-77)

#### Windows, Doors, and Entries

##### Intent:

All entries accessible to the general public should be pronounced and easily recognizable.



Figure C-77

The trim, projecting sill, and recessed window enhance this window



Figure C-78

Building entrances should be emphasized



# Chapter 4

## Commercial Guidelines

- g. Project icons, thematic pilasters, special paving treatment, water features, and specialty landscaping should be used at building and common space entryways to unify a project.
- h. Building entrances should be emphasized using lighting, landscaping, and architecture. (Figure C-78)
- i. Upper floor entries at the street frontage should have a distinct design that complements the main building frontage. (Figures C-79, C-80)
- j. Stairways should be designed as an integral part of the overall architecture of the building. Stairways should complement the building's mass and form. (Figures C-79, C-80)



Figure C-79

The stairwell should be designed as an integral part of the overall architecture



Figure C-80



# City of Temecula

## City-Wide Design Guidelines

### Building Design

#### Guidelines:

- a. Entry design should incorporate two or more of the following methods: (Figure C-83)
  - change in wall / window plane;
  - placement of art or decorative detailing;
  - a projecting element above the entrance;
  - a change in material or detailing;
  - implementation of architectural elements such as flanked columns or decorative fixtures;
  - recessed doors, archways, or cased openings;
  - a portico or formal porch either projecting from or set into the surface; or
  - changes in the roofline, a tower, or a break in the surface to a wall.

#### Storefront Design

#### Intent:

Well-designed storefronts, including windows, doors, wall composition, colors, and materials, are very important to create a sense of entry and pedestrian scale. It is important that the main entrance to a building is clearly identifiable and unique, as it is the primary point of arrival.



Figure C-81

Accent tiles or similar decorative paving is encouraged where entries are recessed

## Chapter 4

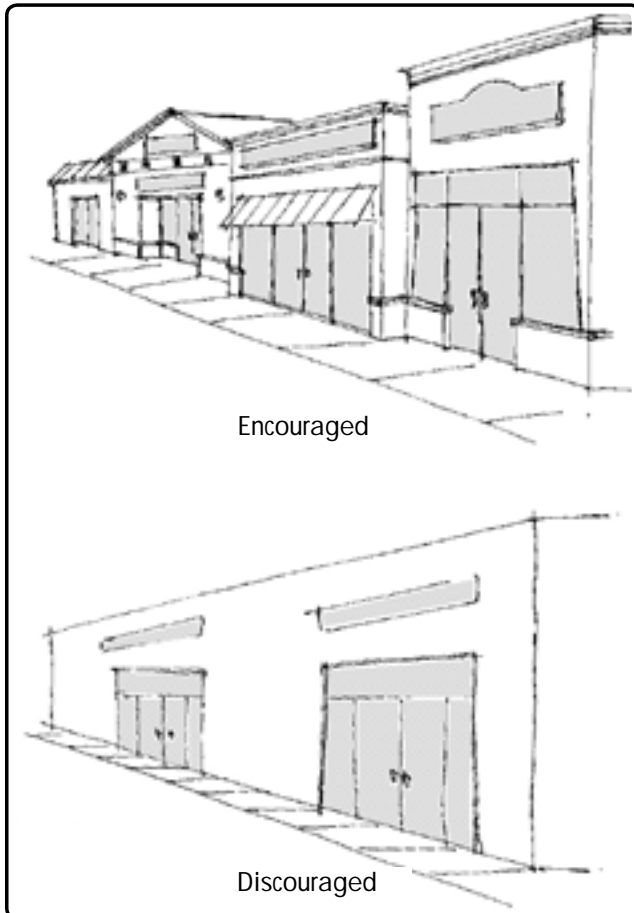
### Commercial Guidelines

- b. Commercial buildings should include a recessed primary entry that provides protection from the weather. (Figures C-81, C-82)
- c. Recessed storefront entries are strongly encouraged. (Figures C-82)
- d. Where recessed entries occur, a decorative paving material, such as tile, marble, or slate, is encouraged. (Figure C-81)



Figure C-82

Recessed entries are strongly encouraged



Encouraged

Discouraged

Individual storefronts should be well defined with changes in wall planes, rooflines, and materials or detailing

Figure C-83





# City of Temecula

## City-Wide Design Guidelines

### Building Design

#### Guidelines:

- a. Acknowledging sensitivity to budget, it is expected that the highest level of articulation will occur on the front façade; however, similar and complementary massing, materials, and details should be incorporated into every other building elevation visible to the public. (Figures C-86, C-85)
- b. There should be no blank walls on any side of any building within a project.
- c. Architectural details and materials on lower walls that relate to human scale, such as arches, trellises, or awnings, should be utilized. (Figures C-84, C-87)
- d. Architectural elements, such as overhangs, trellises, projections, awnings, insets, material, texture, and color, shall be used to create shadow patterns that contribute to a building's character. (Figures C-85, C-86, C-87)

#### Articulation

#### Intent:

Building designers shall incorporate 360-degree architecture in all buildings and remodels. 360-degree architecture is the full articulation of all building facades. This includes variation in massing, roof forms, and wall planes, as well as surface articulation.



Figure C-84

The balcony enhances this facade



Figure C-85

The awnings provide shade and contribute to this building's character

## Chapter 4

### Commercial Guidelines

- e. Buildings should be designed so that the structures do not “turn their backs” to the street. 360-degree architecture is encouraged for buildings placed on prominent corners and project entryways.
- f. A minimum 8-foot vertical clearance between the sidewalk and the lower most portion of an awning or similar form of hanging articulation shall be maintained. (Figure C-85)
- g. When awnings project over the public right-of-way, an encroachment permit must be obtained from the City.



Figure C-86

Buildings should be designed with 360-degree architecture



Figure C-87

This store design utilized a variety of architectural elements to create an interesting, varied frontage for a large building



# City of Temecula

## City-Wide Design Guidelines

### Building Design

#### Guidelines:

- Material changes shall occur at intersecting planes, preferably at the inside corners of changing wall planes or where architectural elements intersect, such as a chimney, pilaster, projection, or fence line. (Figure C-89)
- Roof materials and colors shall be consistent with the desired architectural style. (Figures C-88, C-90)
- The use of materials and color should convey a sense of quality architecture and permanence. (Figure C-91)
- Materials and colors should be used to enhance different parts of a building's façade. (Figures C-90, C-91)

#### Materials and Colors

##### Intent:

Commercial projects should appear to be made of high quality and authentic materials. In addition, the use of durable materials requiring low maintenance is strongly encouraged.



Stone facade and exposed beams contribute to the unique character of this building

Figure C-88

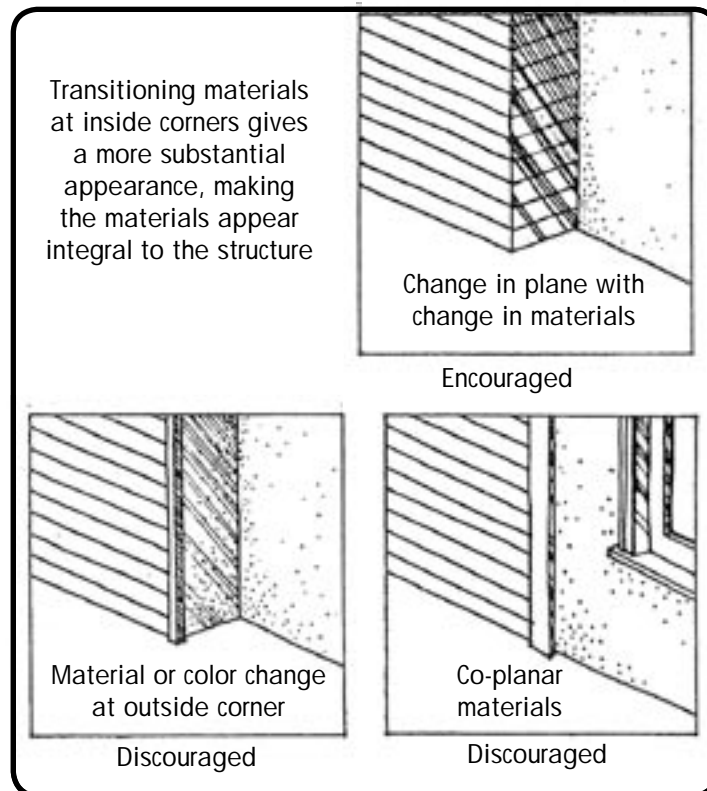


Figure C-89



## Chapter 4

### Commercial Guidelines

Material and color changes occur at a change in wall plane

Multiple colors used on building facades



Figure C-90

Heavy material and building base

Variation in materials and colors enhance different parts of this building's facade and heavier materials are used to define the base of the building



Figure C-91

- e. Heavier materials should be used lower on the elevation to form the building base. (Figures C-90, C-91)
- f. Materials that are highly resistant to damage, defacing, and general wear and tear, such as precast concrete, stone masonry, brick, and commercial grade ceramic tile, should be used at the base of the building.
- g. Colors used on exterior facades should be harmonious. Contrasting colors are encouraged to accentuate details.
- h. Fluorescent paints and bright colors are strongly discouraged.



# City of Temecula

## City-Wide Design Guidelines

### Utilitarian Aspects

#### Guidelines:

- Decorative and interesting architectural elements, such as towers and rotundas, should be utilized at street intersections. These elements could be used for stairwells and/or elevator towers.
- The architectural style of the building should consider the adjacent buildings.
- Parapet additions should be added to key areas on the building to reduce its horizontal appearance. (Figures C-94, C-96, C-98)
- Substantial massing should occur at the corner of the structures to anchor the building and give the structure proportions more similar to a regular commercial building. These panels should incorporate relief to create shadow patterns and add visual interest. (Figures C-94, C-96, C-98)
- Awnings should be added at vehicular and pedestrian entrances to create a more pedestrian scale. (Figure C-98)
- Horizontal openings should be broken up with vertical columns to create a rhythm of openings, again reflecting the proportions of a building. (Figure C-98)

#### Parking Structures

#### Intent:

Parking structures are typically dominated by strong horizontal lines with a flat roof. To soften the horizontal lines and greatly enhance the look of the structure, elevations should be articulated and elements should be added that give the structure proportions that reflect a regular building. The deck and railing pattern should not dominate the elevation.



Figure C-92

Tall dense landscaping and vines provide a good screen for parking structures



Figure C-93



Figure C-94

Stepped parapet heights and a combination of solid and void areas help to break up the massing of the structure

# Chapter 4

## Commercial Guidelines



Figure C-95

The decked railing pattern dominates this elevation and the landscaping is not thick enough to provide adequate screening

Berm helps to screen the lower level



Figure C-96

A tower element at the corner creates the appearance of a building

Framing added to the openings simulate windows in a building and are a desirable feature



Figure C-97

Vertical elements within horizontal openings make the openings appear like windows in a building

Retail at the first floor and unique building forms at the corner give this structure a pedestrian-oriented facade that is visually interesting



Figure C-98

Awnings added to openings create a pedestrian scale

- g. Framing should be added to openings that mimic windows. The framing should have vertical members to de-emphasize the horizontal lines of the structure. (Figure C-96)
- h. Where appropriate and feasible, retail spaces should provide articulation at the ground floor. (Figures C-96, C-97, C-98)
- i. Where retail is not provided on the ground floor, the structure should be located on a "turf island" so that the structure does not directly abut paved areas. A minimum of five to seven foot landscaping strip should be provided between paved areas and the structure. This landscaped area should be designed to provide stormwater retention. (Figures C-92, C-95)
- j. Landscaping and vines planted on building facades help reduce the visual impact of the structure. (Figure C-93)
- k. Landscaped berms at the perimeter of the garage can screen lower levels. (Figure C-95)





# City of Temecula

## City-Wide Design Guidelines

### Utilitarian Aspects

#### Guidelines:

- a. Transformers should be placed underground to maximize safety and minimize visual impacts. When this location cannot be achieved, the transformers shall be well screened (per utility company standards and approval) and placed in the rear or side yard area. (Figures C-101, C-102)
- b. Mechanical equipment including gas meters, electrical meters, cable boxes, junction boxes, irrigation controllers, and roof access ladders shall be located within a utility room. Where this location cannot be achieved, these features shall be designed as an integral part of the building on a rear or side elevation and screened from public view. (Figures C-99, C-100)

#### Utilities

##### Intent:

Utilitarian aspects of the project should be aesthetically screened from view.

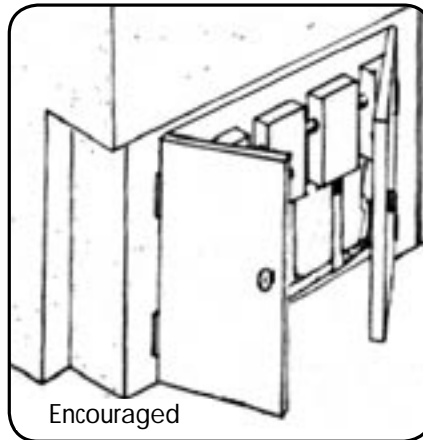


Figure C-99



Figure C-100

Mechanical equipment shall be located within a utility room and not left exposed on the side of the structure

# Chapter 4

## Commercial Guidelines

- c. Per City of Temecula Fire Prevention Department requirements, fire risers shall be located in a separate room with direct exterior access. The fire riser and fire alarm panel are the only items that may be located in this room.
- d. Double detector check valve assemblies (backflow preventers) for landscape irrigation and domestic water shall not be located at visually prominent locations (such as the end of drive aisles or at site entries) and shall be well-screened with shrubs, berming, or low screen walls. (Figures C-102, C-103)



Figure C-101



Figure C-102



Figure C-103

Transformers and other outdoor equipment shall be screened from view



# City of Temecula

## City-Wide Design Guidelines

### Utilitarian Aspects

#### Guidelines:

- a. Fences and walls should be minimized along public streets. (Figure C-104)
- b. All exterior perimeter walls located along public streets shall have an offset a minimum of 5 feet deep for every 50 feet to 75 feet of wall, depending on the length of the wall..
- c. All non-transparent perimeter walls and/or fences should be articulated with similar materials and details on both sides and shall incorporate landscaping whenever possible. (Figure C-105)
- d. All fences and walls required for screening purposes should be of solid material. (Figures C-105, C-106, C-107)
- e. Retaining walls that are 4 feet high or more shall be of concrete, masonry, or masonry system. (Figure C-107)
- f. Where security fencing is required, it shall be a combination of solid pillars or short, solid wall segments and wrought iron grillwork.

#### Walls and Fences/Screening

#### Intent:

Walls and fences should only be used when necessary for security and screening purposes.



Figure C-104

Tall, straight sound walls adjacent to the street edge are not permitted



Figure C-105

The use of various materials, projecting pilasters, vines, landscaping, inset areas, and wall caps contribute to the aesthetic qualities of sound walls



# Chapter 4

## Commercial Guidelines



Figure C-106

A low rock wall makes a nice buffer between uses and provides attractive screening



Figure C-107

Materials and colors that complement the buildings should be used on wall surfaces

- g. Chain link or similar metal wire fencing with slats is prohibited for screening purposes.
- h. Fences and walls should be constructed as low as possible while still performing screening, noise attenuation, and security functions.
- i. Walls on sloping terrain should be stepped to follow the terrain.
- j. To bring continuity to the overall street scene, similar elements, such as columns, materials, and cap details, should be incorporated on perimeter walls that transition from one development to another.
- k. Fences and walls should be designed with materials and finishes that complement project architecture. (Figure C-105)
- l. Screen walls shall not be located where the wall block the sight lines of drivers entering, leaving, or driving through the site.



# City of Temecula

## City-Wide Design Guidelines

### Utilitarian Aspects

#### Guidelines:

- a. Trash enclosure areas should be carefully designed, located, and integrated into the site plan.
- b. Trash enclosures should be designed with similar finishes, materials, and details as the primary buildings within the project. (Figures C-108, C-109)
- c. Enclosures shall be located away from adjacent residential uses to minimize nuisances to neighboring properties.
- d. Enclosures shall be separated from adjacent parking stalls with a minimum 5-foot wide (interior clear dimension) planter and a 12-inch wide paved surface behind the curb. These spaces will ensure adequate space is available for individuals to access the vehicle.
- e. Trash/recycling containers should be large enough to handle the refuse generated by the site.
- f. Trash/recycling containers shall be screened using landscaping. (Figures C-108, C-109, C-111)

#### Trash Enclosures

#### Intent:

Trash enclosures should be carefully designed, located, and integrated into the site plan.



Figure C-108

Colors and materials used in the design of the trash enclosures complement the project architecture



Figure C-109

## Chapter 4

### Commercial Guidelines



Figure C-110

A chain link fence with wooden slats is not a permitted screening material



Figure C-111

A pedestrian entrance should be provided to limit the opening of large access doors

- g. Chain link fencing and gates with wood slats shall not be used. (Figure C-110)
- h. Enclosures should be unobtrusive and conveniently located for trash disposal by tenants and collection by service vehicles.
- i. A pedestrian entrance to the trash enclosure should be provided so that the large access doors do not have to be opened as often. (Figure C-111)
- j. Enclosures should not be visible from primary entry drives.
- k. Trash enclosures should include provisions for concrete stress pads to reduce pavement damage from disposal trucks.
- l. Enclosures should not be located at the end of "dead-end" drive aisles.





# City of Temecula

## City-Wide Design Guidelines

### Utilitarian Aspects

#### Guidelines:

- a. All lighting shall be shielded to minimize glare upon neighboring properties. The shield shall be painted to match the surface to which it is attached.
- b. Light fixtures shall be architecturally compatible with the building design. (Figure C-113)
- c. All building entrances shall be well-lit.
- d. Parking lots and access shall be illuminated with a minimum of 1 footcandle of lighting.
- e. Walkways and paseos shall be illuminated with a minimum of 1 footcandle to ensure safe nighttime conditions.
- f. Light fixtures shall be sited, directed, and/or shielded to prevent spot lighting, glare, or light spillage beyond property lines.
- g. Lighting fixtures shall be shown on the landscaping plans.
- h. The lighting of building elements and trees is an effective and attractive lighting technique that is encouraged; however, light sources for wall washing and tree lighting should be hidden.

#### Lighting

##### Intent:

Lighting levels should be sufficient for the safety of site occupants and visitors but should not spill onto adjacent properties. All lighting in the City must meet the requirements of the Mount Palomar Lighting Ordinance.



Figure C-112

Walkways are to be illuminated to ensure safe nighttime conditions

# Chapter 4

## Commercial Guidelines



Lighting should complement the architectural style of the building

Figure C-113



Figure C-114

The height of lamp poles shall be appropriate in scale for the surrounding area

- i. Wall washes, lighted roof panels, internally illuminated awnings, and other methods of illuminating buildings are discouraged.
- j. The design of parking lot lighting fixtures shall be compatible with the architecture used in the development. (Figures C-112, C-114)
- k. Use the latest lighting technology to minimize the brightness of lighting, e.g., use high-pressure sodium, yellow vs. bright white.
- l. The height of lamp poles shall be appropriate in scale for the building or complex and the surrounding area, at a maximum 20 feet high. Where adjacent to residential uses, light poles shall not exceed 15 feet. (Figures C-112, C-114)
- m. Security lighting fixtures shall not project above the fascia or roofline of the building.
- n. Security lighting fixtures shall not be substituted for parking lot or walkway lighting fixtures.
- o. Low-voltage/high efficiency lighting should be used in the landscape whenever possible.



# City of Temecula

## City-Wide Design Guidelines

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